

This parcel, **APN 3116-014-036** is fully located within the boundaries of the North Lancaster Industrial Specific Plan (NLISP). The parcel consists of **9.57 acres of level commercial land** situated on Vac/Sierra Highway & Avenue E-6 in Lancaster, CA.

Parcel Specifications & Zoning

- **Zoning Alignment:** The property holds an official **M-1 (Light Industrial / Light Manufacturing) zoning designation** under the newly codified city plan framework.
- **Site Infrastructure:** The lot features wide double frontage along the high-traffic corridor **Sierra Highway** and 10th Street West at the rear, with existing 3-phase electricity available at the 10th Street boundary line.
- **Permitted Developments:** Under the parameters of the NLISP, this specific parcel is approved for job-producing commercial configurations, including **warehouse and logistics distribution hubs, public self-storage centers, alternative energy storage, data centers, EV charging depots, and heavy vehicle/truck terminals.**

The **North Lancaster Industrial Specific Plan (NLISP)** has been officially adopted by the City of Lancaster following city council approval and subsequent filings with the Los Angeles County Local Agency Formation Commission (LAFCO). The plan, which is integrated with the broader **7,153-acre Westside Annexation project**, establishes unique zoning regulations to support massive light and heavy industrial logistics hubs.

Project Status & Milestones

- **City Council Approval:** The Lancaster City Council approved the Westside annexation, the NLISP, and a **15-year development agreement**.
- **LAFCO Reorganization:** In late 2025, the project advanced through LAFCO as **Reorganization No. 2024-08 to the City of Lancaster**, validating environmental compliance and the expansion of city boundaries.
- **Active Development Onboarding:** The plan is now codified under the City of Lancaster [Master & Specific Plans](#) roster. Throughout 2026, the city has processed corresponding site plan reviews, extensions, and tentative tract maps (such as SPR25-007 and TTM23-009) to prepare specific sub-plots for grading and building permits.

Plan Blueprint & Scope

The approved framework paves the way for a 5-year phased development duration over a **1,860-acre subset** of the annexed land:

- **Capacity:** Allows up to **38.5 million square feet** of industrial and commercial space.
- **Phased Building:** Focuses initially on building roughly **11.3 million square feet** of modern warehouse facilities across designated planning areas.
- **Economic Blueprint:** According to environmental filings, the buildout is engineered to bring an estimated **19,358 jobs** to the Antelope Valley region.

